

DEVELOPMENT PLANNING AND
URBAN MANAGEMENT
LAND USE MANAGEMENT
8TH FLOOR
METRO CENTRE
BRAAMFONTEIN

21 May 2013

Attention: S. Mahomed

**APPLICATION FOR TOWNSHIP ESTABLISHMENT:
PROPOSED TOWNSHIP: BEDFORD
SITUATED ON RE OF BEDFORD 68-IR**

Your reference: 01-13285
Our reference: 28/-

Your minute dated 24 April 2013 refers.

ELECTRICAL CAPACITY LIMITED TO 2.5 MVA IS PRESENTLY AVAILABLE TO SUPPORT THIS APPLICATION. HOWEVER, CAPACITY WILL NOT BE RESERVED INDEFINITELY.

City Power Johannesburg (Pty) Ltd will be able to supply electricity services, to the various erven comprising the proposed township once the electrical reticulation has been completed. The internal electrical reticulation scheme may be designed and installed by the developer or the local electricity supply authority (in this case City Power) on behalf of and at the cost of the developer.

CONDITIONS APPLICABLE TO THE ELECTRICAL RETICULATION

1. Where City Power has not been requested to design and install the internal electrical reticulation system on behalf of the owner, the owner shall submit a detailed scheme complete with plans and specifications for the servicing of each individual portion or erf of the development for our prior approval. Where a medium voltage installation forms part of the reticulation system, a complete electrical distribution and reticulation system shall be designed and the installation thereof certified by the owner's appointed registered professional electrical engineer.

2. **The position of access roads must be finalised at an early stage since they will have a direct bearing on the proposed route of the main medium voltage feeder cable to this township. The developer will be required to bear the entire cost of providing the medium voltage supply to the boundary of the proposed subdivision from our nearest most convenient existing supply point, (including those across undeveloped land).**
3. The developer will be required to provide servitudes for electric cables, substation buildings or miniature substation buildings where required once development takes place. The position and extent of the servitudes shall be determined once the electrical design has been completed.
4. The acquisition of all servitudes required for the reticulation system will be the developer's responsibility. These servitudes must be registered in favour of City Power at no cost to or compensation by City Power.
5. Unless the plan is altered there are no special conditions to be imposed or provisions to be made for transformer or cable servitudes in this instance.
6. The proposed pipes for electrical services, including street lighting and traffic lights must be installed by your private civil contractor and must:
 - a. have an internal diameter of 100 mm
 - b. be of the uPVC type complying with SABS 0112 of 1971
 - c. be installed at a depth of 1.0m below the finished road level
 - d. be identified by means of an "E" not less than 100mm embossed in the kerb
 - e. extend 0.5m beyond the kerb line at either end
 - f. be protected against mechanical damage once installed

"As built" drawings indicating the pipe positions must be forwarded to City Power for record purposes.
7. Street lighting shall be installed in all public roads internal to the development as part of the electrical reticulation system in accordance with the guidelines and specifications laid down by City Power. The local supply authority will not install or maintain street lighting in private roads.

8. The developer shall install the approved scheme at his own expense on behalf of City Power.

The electrical system shall be designed and installed in accordance with the following:

- i. The Town Planning and Township Ordinance 15 of 1986 as amended.
- ii. Guidelines for the provision of engineering services and amenities in Residential Township development, as revised from time to time (Issued by the Department of Housing in collaboration with the National Housing Board)
- iii. The ruling standards and specifications of City Power.

Note:

In all instances the developer will be required to enter into a legal undertaking with City Power for the provision of electrical services to the township.

9. The developer must enter into a single undertaking for the entire township. Separate agreements will only be considered if this area is developed as separate townships
10. If payment for the reticulation of each phase is to be made separately, then this must be done at least six months in advance of the Developer requiring the reticulation to commence in each particular phase.
11. An approved Bank Guarantee will be required to cover the internal reticulation costs involved. These documents must be submitted to City Power before the internal reticulation work may be commenced. In terms of the Undertaking, the financial Guarantee will not be returned for cancellation until all the applicant's obligations have been fulfilled.
12. If the developer fails to comply with the stipulated provisions, City Power shall be entitled to install or complete the scheme at the cost of the owner.
13. Any existing high voltage chamber belonging to the property owner may remain provided it conforms or is made to conform to City Power's standards prevailing at the time of the proclamation.
14. Where required, any existing electrical equipment located internal to the above-mentioned development/property will be repositioned by City Power and all costs thereof will be to the developer's account.
15. Availability of supply of electricity to the proposed township will be subject to adequate provision of funds being made on the City Power's capital budget. If not, then City Power's authority will be required for this purpose.

16. On successful hand over of the internal engineering services, specifically the electrical reticulation network, City Power will assume responsibility for the routine maintenance of the electrical reticulation network only. The Developer shall retain responsibility to ensure adequate security arrangements are in place to safeguard the internal reticulation network until such time as 50% of the erven on aggregate are developed, serviced and occupied throughout the township, whereupon City Power will assume full responsibility for the internal reticulation network.
17. It is the responsibility of the landowner to ensure that the grass immediately surrounding the electrical equipment is cut routinely to prevent damage by grass fires.
18. Any damage or loss suffered as a direct non-performance of the Developer in the above regard shall be for the Developer's account. The Developer shall obtain the necessary insurance cover on an annual basis until City Power assumes full responsibility for the network.
19. There are no transmission line servitude requirements in this particular instance.

Conditions Applicable to Transmission Lines

The rights in respect of any existing transmission line servitude may in no way be compromised and the associated servitude conditions in terms of the Occupational Health and Safety Act must be strictly adhered to:

1. City Power must have 24 hour unrestricted access for both personnel and equipment to the area reserved for the transmission lines.
2. No buildings or structures may be erected in the transmission line servitude or within 3.0m of the servitude boundaries. Any building plans for structures in the area peripheral to the servitude must be submitted to City Power for approval.
3. No excavation, grading or leveling of the land within the servitude area is permitted without prior consent from this Cluster. This is because pilot and control cables and counterpoise conductors are buried at a depth of between 300 mm and 1 000 mm within the servitude.
4. No mechanical excavating or handling equipment having any component that can be raised to a height exceeding 4.0m from the ground may be used within the vicinity of the transmission lines.
5. City Power shall not be held responsible for the maintenance of the land over which the servitude is registered.

6. All fences must be earthed i.e. connected to the general mass of earth in such a manner as will ensure at all times an immediate safe discharge of electrical energy.

For further information or assistance, please contact the writer.

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